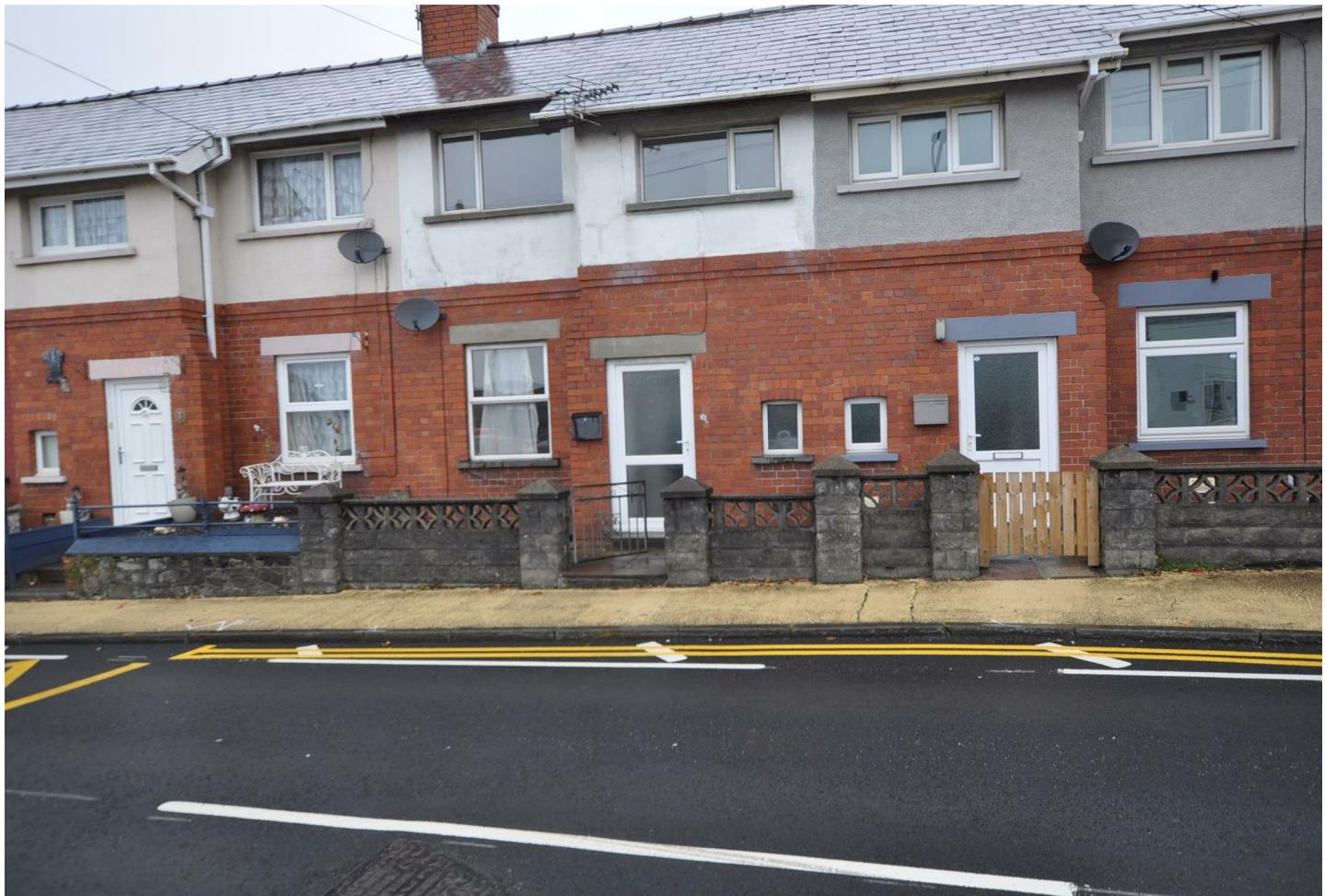


Terry Thomas & Co

ESTATE AGENTS



2

Richmond Cottages, Carmarthen, SA31 1HH

A 2 bedroom, mid terrace house situated in Carmarthen town centre, within walking distance of the wide range of shopping facilities, 'Furnace House' doctors surgery, and Glangwili general hospital. Equipped with UPVC double glazing. Enclosed garden to the rear.

** NEW GAS BOILER WITH 10 YEAR WARRANTY, AND NEWLY RE-WIRED **

Offers in the region of £114,950



Entrance hall

UPVC double glazed entrance door leading to entrance hall. Entrance hall having doors through to kitchen/Diner, sitting room and family bathroom. Stairs to first floor. Under stair storage cupboard. Wood laminate flooring

Sitting room

13'10" x 8'11" narrowing to 7'8" (4.24 x 2.72 narrowing to 2.36) Feature fireplace with white painted brick surround on a slate hearth with electric fire inset. Wood laminate flooring.

Kitchen/Diner

17'5" x 8'6" narrowing to 7'9" (5.31 x 2.61 narrowing to 2.38)
A range of base and eye level units with white door and drawer fronts

having a wood effect work surface

over the base unit. Space for washing machine and electric oven. High gloss ceramic tiled floor throughout kitchen and dining area. Dining area being slightly elevated with windows and door to back gardens.

Bathroom

6'5" x 5'8" (1.98 x 1.75)
A three piece suite in white comprising a close coupled economy flush WC, a pedestal wash hand basin and panel bath with electric shower over. Airing cupboard.

Landing area

Doors leading to Bedroom 1 and Bedroom 2

Bedroom 1

7'10" x 8'2" (2.40 x 2.50)
Original wrought iron fireplace surround, painted in white.

Bedroom 2

13'10" x 8'11" narrowing to 7'8" (4.24 x 2.74 narrowing to 2.35)
Built-in double wardrobe. Original wrought iron fireplace surround, painted in white.

Externally

The property is approached via a gated access with dwarf stone wall with a small court yard to either side. Directly to the rear of the property is a paved patio area with steps leading to an elevated lawn garden.





Floor Plan



Type: House - Mid Terrace

Tenure: Freehold

Council Tax Band: B

Services: Mains electricity, water, and drainage. Electric Central Heating. Gas supply fitted.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		90	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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